

ABOUT GROWTH

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Redevelopment increases density and adds to housing stock across income levels

By Virginia Felton
Seattle Housing Authority

Since the mid-1990s the Seattle Housing Authority has been engaged in an effort to renew its aging stock of public housing. The infusion of more than \$130 million in federal HOPE VI grants has served as seed money for nearly \$1 billion of public and private investment in new rental housing and homes for sale.

The housing authority has tackled this renewal effort through four redevelopment

projects, NewHolly and Rainier Vista in Southeast Seattle and High Point and Westwood Heights in West Seattle.

Working closely with residents, neighborhood groups, city government, and private investors, the housing authority is facilitating the goals of both Seattle's comprehensive plan and the housing and land use goals of the Growth Management Act (GMA).

NewHolly, the first redevelopment undertaken, is located in one of 18 Residential Urban Villages designated in Seattle's plan and near one of the transit stations on Sound Transit's LINK Light Rail line. NewHolly's site plan takes into account the principles of transit-oriented development and Seattle's Urban Village strategy for accommodating growth in dense, livable, locally planned neighborhoods.

The densest housing is located nearest the future station. At the same time, new streets and open spaces help to contribute to neighborhood walkability.

"With all of our new communities, we expect to create neighborhoods where car ownership is not a necessity," said Tom Tierney, the housing authority's executive director.

NewHolly is nearing completion, with its 871 units of dilapidated public housing now replaced, both on-site and dispersed across the city. This deconcentration of low-income housing is in line with Seattle's comprehensive plan goals of ensuring an adequate supply of low-income housing in

urban villages and throughout the city.

When complete, NewHolly will include approximately 1,392 units of housing on its 120-acre site: 38 percent (580 units) for people with very low incomes; 21 percent (288 units) for people whose incomes are moderate, but below



High Point's natural drainage system includes porous pavement street and vegetated swales as shown in the foreground.

PHOTO / SEATTLE HOUSING AUTHORITY

the median for Seattle; and 34 percent (470 units) market-rate rentals and homes for sale. About 104 or 7 percent of the homes for sale will be available to first-time and low-income homebuyers.

High Point recently celebrated the completion of 344 Phase I rental units. Ultimately, this 130-acre neighborhood will see the replacement of the original 716 public housing units with nearly 1,600 housing units serving a range of incomes. More than half (466) of the low-income units will be replaced on site; the remaining 250 will be replaced throughout Seattle.

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The department is the state's lead agency charged with providing financial and technical resources to build livable and sustainable communities.

Juli Wilkerson, CTED Director

The department administers the state's Growth Management Act. Its role is to assist and enable local governments to design their own programs to fit local needs and opportunities, consistent with the GMA.

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About Growth features topics that are of high interest and strives to reflect a wide range of views from various perspectives. The views expressed are those of the authors and not necessarily the department's opinions or positions.

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Working together to provide housing opportunities in Washington



By Leonard Bauer, AICP
Managing Director,
Growth Management Services

Citizens and the media have understandably been paying an increasing amount of attention recently to rising housing costs in many parts of Washington State. This is obviously an important issue for planners, as the availability of housing directly is a major factor affecting development opportunities and the quality of life in our communities. That's why the state GMA requires that it be an element of comprehensive plans.

But housing markets are complex, influenced by many factors at the regional, national, and international levels. Providing opportunities for housing involves much broader issues than a single jurisdiction working alone can effectively address. It's critical that jurisdictions work together to address the issues of providing adequate housing opportunities for their current and future residents. The GMA provides an opportunity for such regional collaboration by specifically requiring county-wide planning policies that consider the need for affordable housing for all economic segments of the population.

In this issue of *About Growth*, a few Washington communities share some of their work on this issue. Significantly, these successful efforts illustrate the importance and effectiveness of local governments partnering with each other and with nongovernmental entities to address housing issues.

These articles demonstrate just a few approaches that can successfully increase housing options. There are many other examples and resources available to help your communities plan for greater housing opportunities. Please visit our Web site at www.cted.wa.gov/growth or call us at 360-725-3000 for assistance.

Other excellent resources are available from Municipal Research and Services Center (www.mrsc.org), the Washington State Housing Finance Commission (www.wshfc.org), National Association of

Housing and Redevelopment Officials (www.nahro.org), and The Housing Partnership (www.thehousingpartnership.org).

The American Planning Association has also recently adopted a Policy Guide on Housing, which directly addresses issues that planners face in attempting to make diverse housing options available to all citizens. The policy guide is available at www.planning.org.

Redevelopment increases density and adds to housing stock across income levels

CONTINUED FROM PAGE 1

High Point has received awards recognizing its commitment to sustainable development as articulated in the comprehensive plan's Environment Element. In partnership with Seattle Public Utilities, the housing authority is installing one of the largest natural drainage systems in the country.

"High Point demonstrates that a natural drainage system can be an asset to a neighborhood," said Tom Phillips, project manager. Features of this system include attractive vegetated swales, a pond surrounded by a walking path, porous sidewalks, and Seattle's first porous pavement street. When complete, this dense development will have drainage characteristics similar to a mountain meadow.

Through its four redevelopments, Seattle Housing Authority is replacing a total of 2,279 obsolescent public housing units and building 2,403 additional homes (rentals and homes for sale). Thus, the agency is adding or replacing a total of 4,682 units to the city's housing stock.

"Not only are we renewing the housing stock," said Tierney, "we are also creating new neighborhoods that will bring people together across ethnic, racial, and income lines in ways that enhance the quality of life for everyone involved."

Arlington's affordable housing needs assessment

By Cliff Strong

Planning Manager, City of Arlington

As planners, part of our job is to help our elected officials understand the needs of clients that often aren't represented in public hearings, and what role they might have in creating the setting so that the market provides for those clients. One group of clients is those that aren't able to afford "standard" housing, but who, like everyone, need to be housed.

Many towns shy away from the conversation of how to provide affordable housing, as it tends to be controversial. While on a theoretical level we can all agree that something needs to be done about it, no one wants below-market housing going in next door to them. So how do we, as planners, get the conversation going?

With good data.

To develop Arlington's affordable housing needs, we used data that we in Snohomish County have been compiling over the past few years.

Arlington's story is one of mutual efforts in Snohomish County, where we have attempted through county-wide planning policies and Snohomish County Tomorrow – a regional growth management coordination committee made up of elected officials from each jurisdiction as well as some citizens – to take a regional, fair-share approach to the issue.

In Snohomish County several reports have been jointly produced over the past few years providing the information needed to quantitatively assess where we are in terms

of existing conditions and future needs (along with reports produced by independent housing agencies). These include the *Housing Evaluation Report 2002* and the *Fair Share Housing Allocation Methodology & Guidelines, June 2004*. Both reports preceded the *2025 Fair Share Housing Allocation Report, January 2005*, in which jurisdictions mutually agreed on affordable housing targets for this 20-year planning period that were then folded into the county-wide planning policies. By participating in this process, each jurisdiction agreed to accommodate a certain amount of the affordable housing to cover the need throughout the county.

When it came to preparing the Housing Element for Arlington's comprehensive plan, we imported the data into our Housing Element. And as the data and targets were already allocated and agreed on, the local conversation was easier because the city council was familiar with the regional effort. Since we didn't have to prepare our own independent assessment, time and money were saved. From the data, we learned things about our housing market that both surprised us and affirmed some beliefs, and allowed the council to structure their policies to fit our specific circumstances.

In Arlington the housing needs assessment story is what we did as a group of jurisdictions in Snohomish County to facilitate the individual jurisdictions' discussions and policymaking: developing a standard data set and targets to which everyone agreed regionally.



Affordable housing policies in Arlington's "Old Town" focus on rehabilitating existing older housing stock, while making sure new construction, such as this home, mirrors the look of older housing stock.

PHOTO / CITY OF ARLINGTON

Governor's Smart Communities Awards

Governor Chris Gregoire presented the first Governor's Smart Communities Awards on June 7 at a Tacoma reception. Two affordable housing projects took honors in the project category.

Development Project to Implement a Plan Awards:

King County Housing Authority and GGLO for Greenbridge Community

Greenbridge is a revitalized neighborhood that was the former Park Lake Homes public housing project in White Center.

City of Woodinville for Greenbrier Heights: Affordable Housing Community

Greenbrier Heights was developed through a partnership of non- and for-profit developers and government agencies working together to transform a county surplus site into a residential neighborhood affordable to a wide range of incomes.

Comprehensive Planning Awards:

City of Bainbridge Island for Winslow Tomorrow

The Winslow Tomorrow process produced a visionary Urban Design for Downtown Winslow. The plan, crafted by the community, presents a "blueprint" for development and a "green print" for conservation to guide the downtown from a 1950s main street to a vibrant mixed-use town center.

City of Redmond for the Redmond Comprehensive Plan

Redmond's comprehensive plan articulates the community's long-term values and effectively shapes how the city looks and feels now and for the future.

Implementation of a Comprehensive Plan Awards:

City of Bremerton for Comprehensive Plan and Zoning Code Update

Less than one year after adoption of a ten-year comprehensive plan update Bremerton adopted a "cover-to-cover" new zoning code that directly implements the plan.

Jefferson County for Support Agriculture while Protecting Fish and Wildlife Habitat

In 2002 Jefferson County launched a four-year effort to maintain and support on-going and existing agriculture by enacting an ordinance allowing for "accessory uses" to agriculture while protecting the functions and values of fish and wildlife habitat.

Governments, agencies, businesses must work together to close affordable housing gap

By Cindy Algeo

Executive Director, Spokane
Low Income Housing Consortium

While housing costs are less in Spokane County than in Western Washington counties, east-side residents' incomes are lower than their west-side counterparts'.

The 2000 U.S. Census reveals that nearly half of Spokane County renters pay more than 30 percent of their household income for rent and utilities, and 17 percent of the population of 436,000 lives below the federal poverty threshold. The demand for affordable housing is best illustrated by the 5,000 households on the Northeast Washington Housing Solutions' (Spokane Housing Authority's) Section 8 waiting list.

The comprehensive plans of Spokane County and the cities of Spokane and Spokane Valley cite the provision of affordable housing as a primary goal. The plans call for:

- Coordinating housing programs among jurisdictions.
- Promoting public/private partnerships to produce housing.
- Reducing regulatory barriers to lower the cost of housing.
- Allowing a variety of housing types for all levels of income.
- Providing incentives for the development of affordable housing.
- Locating housing near work, transportation, and services.
- Providing housing for special needs populations.

Spokane area affordable housing is produced and provided through a number of programs:

- Community Development Block Grant
- HOME
- Washington State Housing Trust Fund
- Low Income Housing Tax Credits (LIHTC)
- Federal Home Loan Bank
- Habitat for Humanity
- HomeStarts



Spokane Housing Ventures' Hidden Pines complex is a Low Income Housing Tax Credit project that provides 25 units of affordable rental housing.

Photo / SLIHC

- Self-Help Homeownership
- Local "2060" and "2163" funds
- Project-Based Section 8 program, Section 8II, and Section 202 housing
- Housing Choice Voucher program
- Public Housing
- Shelter Plus Care and other McKinney-Vento programs

As of May 2006 Spokane County reported that \$9.5 million in HOME funds have been allocated to construct or rehabilitate 437 units of affordable rental and homeownership housing and tenant-based rental assistance. The City of Spokane recently reported that nearly \$11 million in HOME funds have been disbursed to 20 borrowers for 73 low-income housing projects.

Nearly 2,000 subsidized units are available through the Project-Based Section 8 program and more than 4,000 Spokane County individuals and families use Northeast Washington Housing Solutions' Section 8 tenant-based vouchers. Nearly 900 affordable units have been built or rehabilitated using LIHTC, bond financing, and Washington State Housing Trust Fund dollars.

Additionally, members of the Spokane Low Income Housing Consortium have produced and preserved more than 2,000 units of affordable rental housing

and provided more than 1,300 homeownership opportunities for low-income families in Spokane County, using the above cited funding programs.

The consortium is committed to strengthening the network of affordable housing developers and providers, as well as to working with Spokane County and its cities to ensure efficient use of affordable housing resources. As an example, we will launch "One Stop Housing," a Web-based housing locator program to connect vulnerable people looking for housing with available affordable housing.

Last fall, local governments, citizens, agencies, and businesses came together to develop a Spokane Regional 10-Year Plan to Address Homelessness. Washington State House of Representatives Housing Committee Chair Mark Miloscia called the plan one of the best in the state.

Spokane County citizens reside in more than 10,000 affordable rentals and home-owned units. However, more than 26,000 renter households pay more than 30 percent of their monthly income for rent and utilities. Spokane County citizens, agencies, and businesses must continue to work together to close the affordable housing gap.

Communities working to achieve goals of new manufactured housing law

**By Joan Brown, Executive Director
Washington Manufactured Homes Association**

July 1, 2006, will mark the one-year anniversary of the effective date of Senate Bill 6593, which prohibited local governments from discriminating against manufactured housing in their zoning ordinances. This legislation was the result of a 20-year effort on the part of the industry and, while opposition had narrowed down to a very few, it was unclear how cities would react to this mandate.

I am pleased, if not a little surprised, to report that the implementation process has been a very positive and rewarding experience.

Under any circumstances, an ordinance change is at least an inconvenience. The industry wanted to do whatever it could to ease that inconvenience and set out to help with notification and implementation. Brochures were printed, model ordinances and Q & As were distributed, and professional assistance was made available.

We got off to an ominous start when our first encounter was with a city that was resisting the new law with a level of bias and hostility that was alarming. Thankfully, that proved to be the only negative encounter. Planning staff and officials were grateful for assistance and information. Commissioners and council members asked excellent questions and I never heard any objection from the public. In fact, frequently I was the only person in the audience. The actual ordinance amendments became somewhat of a housekeeping matter and often there were comments that these particular changes were long overdue.

As with any implementation process, many lessons were learned. The most important is that we still have much work ahead of us to convey to the world the reality of today's manufactured home. It was rewarding to see the look of pleasant surprise as I was able to answer ques-

tions and show pictures, but disturbing to realize how many age-old misperceptions still exist. On the industry's side, work still needs to be done in teaching many of our members to reach out and work with their jurisdictions rather than sell a home and hope it meets the requirements. There is also much more that needs to be done in educating local governments and local building officials about manufactured housing.

We still get occasional calls from cities that have just learned about the new law – or more accurately calls from property owners asking for help in convincing the building department that they can indeed have the home of their choice. But mostly the implementation process has moved on to the building department where building officials and

building inspectors are learning a new housing technology that comes with its own code, terminology, and processes.

For communities looking for examples of how to develop ordinances to meet the requirements of the new law, they could look at the work of Everett, Lynnwood, Olympia, or Tumwater.

On behalf of the Washington Manufactured Homes Association membership, I want to thank the many local government officials for their patience and cooperation throughout this implementation process and for their willingness to move forward in the spirit of the new law. After a 20-year effort to get the law, it's nice to approach this one-year anniversary and say that the implementation has been "anticlimactic."

City builds on current housing programs

**By Joseph Schiessl
Manager, Richland Planning
and Redevelopment Division**

The City of Richland, located in Benton County at the confluence of the Columbia and Yakima rivers, contains a diverse housing stock including hillside estates, former government housing, riverfront condominiums, golf course housing, and multifamily units all at a range of densities and lot sizes.

Much of Richland's existing housing stock can be found in neighborhoods that were constructed between 1940 and 1960. It was during that time that nearly 5,000 houses, ranging in size from

approximately 500 to 1,900 square feet, were built to house federal workers constructing facilities at the Hanford Nuclear Reservation. The majority of these houses exist today and the quality of the stock varies among neighborhoods.

Richland's growth rate and median income exceeds that of the state, and the city also has the highest regional housing cost. Housing affordability has not been as pressing an issue for Richland as it has for other jurisdictions in Washington, due largely to the availability of affordable housing in older, central neighborhoods.

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A housing priority in Richland is the use of affordable housing resources to rehabilitate or maintain the quality of housing in central neighborhoods.

PHOTO / CITY OF RICHLAND

New growth management laws

During the 2006 legislative session, the following growth management-related laws were enacted.

Schedules for Comprehensive Plan and Development Regulations Review – ESSB 6427

Allows counties and cities meeting specific population requirements to satisfy review and revision requirements of the GMA 36 months after applicable deadlines. Authorizes jurisdictions complying with the extension provisions to receive financial assistance and preferences from certain grants. Allows jurisdictions preparing GMA comprehensive plans and development regulations to amend their plans more frequently than annually to enact a planned action if specified criteria are met. Part of the Governor's Land Use Agenda. Call Growth Management Services at 360-725-3000 or see www.cted.wa.gov/growth for details.

Industry Cluster-based Approach to Economic Development – 2SHB 2498

Directs CTED to identify industry clusters, working with various entities, and to develop strategies to foster the development of the state and regional industry clusters. Creates a competitive grant program to assist communities to develop, in partnerships, regional economic development and industry cluster strategies, and to conduct related cluster market strategies.

Water Resource Management in the Columbia River Basin – E2SHB 2860

Guidance developed for the appropriation of Columbia River mainstem waters. Requires studies, data collection, and inventories on water issues in the Columbia River basin.

Regional Transportation Governance – ESHB 2871

Creates a regional transportation commission to study and report on transportation governance in the Central Puget Sound Region. Modifies project eligibility and revenue authority

of a regional transportation investment district, and requires a roads-transit ballot measure in 2007 by the investment district and Sound Transit.

Accessory Uses on Agricultural Lands – SHB 2917

Clarifies guidelines on the range of accessory uses permitted on agricultural lands of long-term commercial significance. Provides counties and cities with greater flexibility in implementing innovative zoning techniques related to these accessory uses. Part of the Governor's Land Use Agenda.

Affordable Housing Incentive Programs – ESHB 2984

Local governments preparing comprehensive plans and development regulations under the GMA may enact or expand affordable housing incentive programs providing for the development of low-income housing units. See page 8.

Expedited Processing of Energy Facilities and Alternative Energy Resources – SHB 2402

Establishes new guidelines for granting expedited processing certification for a proposed energy facility or an alternative energy resource. Requires the Energy Facility Siting Evaluation Council to consider city plans and ordinances when reviewing a siting application, whether or not expedited processing is used.

Economic Development Grants Program – ESB 5330

Directs CTED to create an inventory of grant opportunities for state agencies, local governments, and other community organizations engaged in economic development activities and make it available to agencies and organizations.

Commute Trip Reduction – ESSB 6566

Modifies the scope of the Commute Trip Reduction Program to focus on urban growth areas with the most congested state highways.

Local Sales and Use Tax – SSB 6686

Authorizes some cities to impose up to 0.2 percent sales and use tax credited against the state tax to fund services in newly annexed areas.

Additional Alternatives for Local Infrastructure Financing – E2SHB 2673

Creates the local infrastructure financing tool demonstration program to finance local public infrastructure projects designed to promote economic development.

City builds on current housing programs

CONTINUED FROM PAGE 4

Richland has prioritized the use of affordable housing resources to rehabilitate or maintain the quality of life in central neighborhoods. Several internal programs are available to rehabilitate structures or provide first-time homeownership opportunities to qualified, lower-income applicants.

The city is also taking aggressive steps to complement the existing housing programs including: (1) performing focused code enforcement, (2) providing incentives for the formation of local improvement districts, (3) redeveloping downtown, (4) organizing community clean-ups, (5) reinvesting in infrastructure and parks, (6) forming historic districts, and (7) entering into partnerships with other stakeholders or housing providers to leverage additional funding. The application of these strategies in targeted neighborhoods allows limited resources to be used more effectively.

Richland is the lead agency for the Tri-Cities HOME Consortium that plans for and receives federal funds to address affordable housing issues. The consortium's most recent planning effort – a five-year, long-range plan – addresses affordable housing and community development needs across the Tri-Cities region. This effort has helped form a base for a new era of regional cooperation.

King County benchmarks: Tracking trends in housing

By Lisa Voight

King County Benchmark Program Manager, and

Allan Johnson

King County Affordable Housing Planner

The King County Benchmark Program, established in 1995, is a set of indicators mandated by the county-wide planning policies, which measure land use, economic, transportation, environmental, and affordable housing policy in annual bulletins. These bulletins provide county and city decision makers with a method for evaluating our progress in achieving the goals outlined in the policies and the Growth Management Act.

The Affordable Housing Bulletin measures indicators including: supply and demand for rental and ownership housing, affordability gaps in these housing markets, homelessness, trends in housing costs, and public dollars spent for low-income housing. It uses data from federal sources, local jurisdictions, and nongovernmental sources such as the Multiple Listing Service.

Housing trends in King County

From 1990 to 2004 home prices

rose at an annual rate of 5.4 percent, compared to income growth of just 3.7 percent annually. This disparity has grown over the past year as the median home price increased 15 percent to \$362,500 from the previous year while incomes rose only 2.8 percent to \$62,400. Even though incomes have not kept pace with home prices, the demand for homes remains strong with prices increasing accordingly.

The increased demand for home ownership has eased the pressure on local rents. After strong growth during the late 1990s, rents grew by only 1.5 percent from 2001 to 2002 and decreased in 2003 and 2004 due to the effects of high unemployment in King County. However, as the economy improves rents are again on the rise, increasing 3.6 percent in March 2006 from the previous year.

As a result, affordable housing is increasingly difficult to secure for many King County residents. This is particularly critical for low-income households as they are forced to pay a larger proportion of their income for housing. In 2004 there were approximately 30,500 market rate rental units available for the 86,000 households earning less than 40 percent

of median income, resulting in a shortage of nearly 56,000 homes for this income group.

King County responds

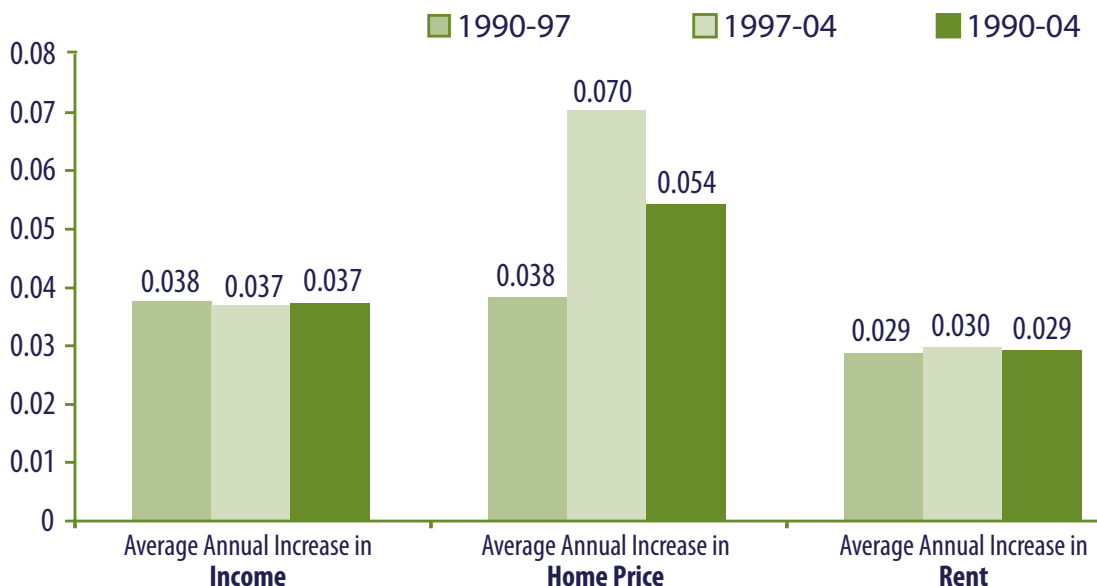
Responding to the need for affordable housing, King County has had considerable success in creating and preserving affordable units. Between 1990 and 2005 the King County Housing Opportunity Fund assisted in the development of approximately 6,000 affordable housing units for households earning no more than 50 percent of median income.

By prioritizing the sale of surplus land for affordable housing development, more than 600 affordable units have been developed since 1996 through projects such as the award-winning Greenbrier Heights. Master planned developments have provided an additional 2,700 affordable units in locations such as Redmond Ridge and the Issaquah Highlands. Finally, King County's incentive programs encourage development of affordable housing for those earning between 50 percent and 120 percent of median income through private sector development.

Growth management requires

vigorous efforts by King County and its jurisdictions to secure adequate affordable housing opportunities for all households. An important contribution to this effort, the Benchmark Report provides a necessary gauge of the county's progress.

Average Annual Increases in Income, Home Price, and Rent in King County, 1990-2004



A new tool for cities to promote affordable housing

By the Honorable Larry Springer
Representative, Washington State
House of Representatives

With median home prices skyrocketing and average family incomes staying put, local governments need new tools to help promote affordable housing.

I wanted to give local governments a way to encourage developers to build homes that the average family can afford and that spurred ESHB 2984. The Legislature passed the bill and Governor Chris Gregoire signed it into law on March 20. It took effect on June 7.

I intended the legislation to help maximize the number of housing units available for low-income households. We can begin to close the housing affordability gap with programs which provide incentives to the private sector to include affordable housing in new developments.

In short, the new law allows local governments with a full set of planning requirements under the GMA, including developing comprehensive plans and development regulations, to grant exceptions to local zoning regulations if developers build affordable housing.

Density bonuses, height and bulk bonuses, mixed-use projects, fee waivers or exemptions, parking reductions, or expedited permitting are allowed under the condition that the builder provide low-income housing units.

For example, if a city currently has five-story limits for all new residential buildings, that jurisdiction may change the zoning requirement to allow six stories to be built with the agreement that a certain number of units be set aside for low-income housing.

The bill had broad support from low-income housing advocates and local governments. However, some developers and contractors were concerned about making sure builders would not be penalized by having their building permits denied if they did not participate.

I insisted there be agreement by all groups to ensure the bill's passage, and more importantly, that in the end we had a viable piece of legislation. In the final bill we stipulated builders and developers would not be penalized if they chose not to participate. By the final passage, all stakeholders favored the voluntary, incentive-based approach, and we had support from the Association of Washington Cities, Washington State Low Income Housing Alliance, and Building Industry Association of Washington.

The critical key to broad acceptance was the bill's voluntary nature. There is a time and place for mandates and there is a time and place for voluntary participation through incentives, which benefit everyone.

Recently, Seattle Mayor Greg Nickels and the Seattle City Council amended the municipal code to let buildings climb to 700 feet in the downtown core and up to 600 feet in parts of the Denny Triangle north of downtown. Developers must contribute money toward affordable housing to take advantage of the increased height and overall building size. Higher density in that part of Seattle could lead to more efficient buildings while expanding housing options for low-income residents.

While not every city in Washington deals with the density of downtown Seattle, the concept applied in Seattle can work equally well in Pasco, Walla Walla, Everett, or Vancouver. Everybody can win: builders and developers get to build more, while families are provided the opportunity to realize the American dream of home ownership.

It is my hope that new incentives will create real gains in affordable housing. By bridging the gap between the public and private sector, we can create a long-term solution to rising home costs. We have only just begun.

Representative Larry Springer (D-Kirkland), a former mayor of Kirkland and current vice chair of the House of Representatives Housing Committee, was prime sponsor of ESHB 2984. He represents the 45th Legislative District, which covers Carnation, Duvall, and Woodinville and parts of Kirkland, Redmond, Sammamish, and the upper Snoqualmie Valley.

**Washington State Department of Community,
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